

SUBURBAN REALTY ACTIVITY LEADS IN TRADING OF WEEK

Petworth Subdivision Also Demands Attention From Investors.

LOAN MARKET IMPROVES

Beacon Apartment Changes Owner at Public Auction as Heaviest Transaction.

Realty trading experienced a sharp rally yesterday from the lethargic conditions which prevailed earlier in the week. As the result of the activity of Friday the record of the second week of November is the best of the past five weeks. The brokers closed forty-three deals yesterday, which is the second best day's business in 1915, being only three sales short of the year's record of forty-six trades, established October 7.

The past week's selling included 146 transactions, in which were involved 24 lots and parcels of real estate. The number of sales completed shows an increase of eleven over the activity of the opening week of November. In the corresponding week of last year only 208 sales were reported.

Suburbs In Rivalry.
A spirited rivalry was indulged in by the two suburban sections for supremacy in the week's trading. The outlying suburbs won a small margin over the near-urban district. The former reported eighty-four parcels sold and the latter eighty-one lots transferred. The southeast displayed the greatest activity of the sections of the city proper, having thirty-three lots to its credit. The northwest was in fourth place, with twenty-five lots conveyed.

While Friday's record of 43 sales placed it easily in the van of the week's business, the trading of Monday and Tuesday was regarded as good, each day having 29 sales completed. The trading of the other days of the week was considered rather poor. Only 18 sales were closed on Saturday, 17 on Tuesday and 10 on Wednesday.

One Big Sale.
There was a dearth of sales of large consideration this week with the exception of the purchase of the Beacon apartments at 1801 Calvert street, W. L. L. Browning purchased the property at public auction for \$95,000. It is said the price paid was about \$10,000 less than the encumbrances on the property.

The second best sale of the week was made by Mrs. Emma J. Walter who sold premises 1811 Wyoming avenue to Joseph S. Cullinan. The price paid is indicated by the stamps at \$35,000.

William L. Miller conveyed the Colonnade apartments at 1822 Vernon street northwest, to Edward J. Stillwagon for \$34,000. Two residences in the neighborhood of the "Colonade" avenue bridge brought good prices. Harry K. Bosa sold to Horace A. Dodge a house recently completed on Kalorama Heights for \$18,000. Ernest G. Walker sold lot 281 in the addition to Washington Heights to Lillian L. Dempsey. The price paid was about \$13,500.

William S. Dickinson invested \$12,500 in the purchase of the house at 1822 P street northwest. The sale was made by Ivan Heideman, trustee. Harry Wardman and Thomas P. Bona bought property in Woodley Park from Mary E. S. Gray. The investment indicated by the revenue stamps was \$18,500.

Petworth Property.
The subdivision of Petworth continues to demand the attention of investors. Many sales have been effected in this vicinity recently and during the past week seventeen sales were reported in this subdivision. The largest of these trades involved a considerable investment at \$25,000. Harry Wardman and John H. Chaney were the sellers. Mary E. S. Gray was the purchaser of seven lots for this price. Mr. Wardman also purchased some lots in Petworth, paying about \$10,000 for them.

The loan market continued to show improvement, the total for the second week of November exceeding by nearly \$150,000 the record for the preceding week. The exact figures for the loans of the past six days were \$19,000.72. This sum was borrowed on the security of 257 lots at an average interest rate of 4 1/2 per cent.

Straight loans constituted the bulk of the market, displaying a total of \$420,674.43. The sum of all the notes given for deferred purchase money was \$78,253.29. Building associations advanced to members \$61,000.

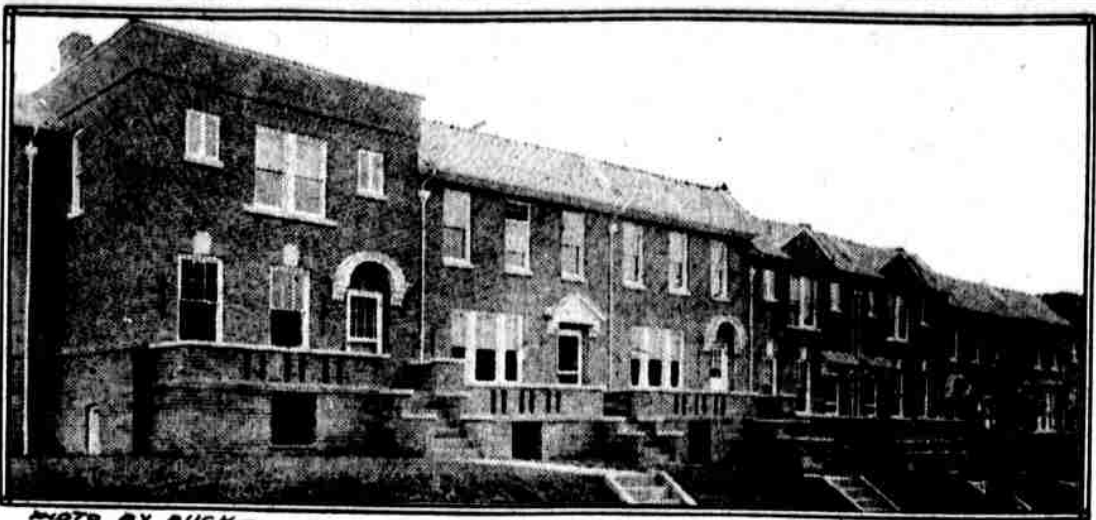
County property continued in favor as a basis for loan security being pledged for an aggregate of \$302,094.94. Land in the northwest was encumbered to the extent of \$273,650. Loans in the northeast amounted to \$23,182, and in the southeast, \$19,077.78. No loans were reported on property in the southwest.

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RECENTLY COMPLETED RESIDENCES IN NORTHEAST SECTION OF CAPITAL



New Houses At Second and R Streets Northeast, Work On Which Has Just Been Finished By J. H. Jane.

THINKS CONGRESS WILL AID DISTRICT

Former Senator Butler Tells Brightwood U. S. Should Pay Three-Quarters of Costs.

An early awakening of Congress to the necessity of having the Federal Government pay three-fourths or more of the expenses and improvements of the District in order to make Washington "the most beautiful capital in the world" is the prospect which former United States Senator Marion Butler holds out as the result of the fiscal inquiry before the joint Congressional committee.

Senator Butler aired his optimistic views concerning the outcome of the inquiry before the members of the Brightwood Citizens' Association at a meeting in the Brightwood public school last night. The speaker did not predict that such would be the immediate result of the inquiry but declared that "if the citizens of the District would just hammer at the members of Congress the latter would in a short time realize that every citizen of this great land want their Capital City to be the greatest on earth."

Must Hammer Away.
"Congress may abolish the half-and-half plan and may enact legislation very distasteful to the taxpayers of this Federal district," said Senator Butler, "but if we just start out and hammer away on that one theme we-I'm a citizen of this district myself, you must remember-we can't help but obtain much better and fairer legislation than we now have."

Applause greeted the speaker's declaration, "that if this meeting on the people's needs was held down in the backwoods section of the United States, where the average individual does not signify near as much as you folks do individually and collectively in the social structure of this country, the Congressman of the District would be wide awake within a few hours to the demands of that meeting."

"You wouldn't have to send to him."

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Yet despite this increased competition Chevy Chase continues to occupy its position as "The Best Suburb of the National Capital."

Every factor designed to assist in maintaining that position has been incorporated in the plan of development. If you will ride out and inspect this section it will speak for itself.

DR. SIMON OBJECTS TO "POLITICAL ZION"

Opposes Erection of Proposed Hebrew State for the Reclamation of Palestine.

Opposing the views expressed by Louis Brandeis, of Boston, and Abraham A. Sposohn, of Palestine, urging American support for the proposed reclamation of Palestine, the Rev. Abram Simon, of the Washington Hebrew Congregation, last night addressed a large audience in the Eighth Street Temple.

Declaring that no American Hebrew objected to increasing the fertility of the soil of Palestine, or of converting it into a home for persecuted Hebrews, Dr. Simon asserted that every level-headed Jew would oppose the effort to found a Hebrew state in the Holy Land or the institution of a Hebrew congress in this country. He said if Hebrews in America could not preserve their Jewish character, "then and then only will it be necessary for them to seek refuge in Palestine and sink back into the condition they were in eighteen centuries ago."

On Highway of Commerce.
Dr. Simon said if the proposed Hebrew state had become a reality a year ago, it would now be crushed by one or another of the parties to the European combat. "When the war is over," he said, "it is entirely likely that the position of a little Jewish state in Palestine would be just as precarious as during the conflict. For Palestine and the surrounding countries are going to be on the highway of commerce between Europe and a rapidly developing Orient, and Palestine, as a Jewish state, might well be a second Belgium in the end."

"Which ever side is triumphant in the war, let us be sure the lot of the Jew will be better in Europe. He will be needed to help restore the shattered countries, and talk of his persecution will be a thing of the past."

\$1.00 To Harper's Ferry, \$1.25 Martinsburg, \$1.50 Berkeley Springs and \$2.00 Cumberland and return, Baltimore and Ohio from Union Station 8:30 a. m. Sunday, November 14. Returning same day.—Adv.

Completes Ten Houses At Second and R Sts. N. E.

J. H. Lane, builder, has announced the completion of ten houses at Second and R streets northeast. They are of the more moderate-priced class of homes, ranging in price from \$3,750 to \$4,500.

The houses have a frontage of twenty-one feet each; eight face Second street and two it street.

They have six rooms and bath, a particular feature being a rear sleeping porch which is entirely inclosed with screens. Tapestry brick is used with stone balustrade for the front porch. Plans were drawn by Appleton P. Clark, architect. Mr. Lane reports that six of the houses were sold while under construction.

\$450,000 Involved in Virginia Land Sale

A property transfer involving in the neighborhood of \$450,000 was consummated this week when a New York syndicate, chartered under the name of The Potomac Gardens Company, Inc., purchased from fifty land owners, collectively, a semi-circular tract of between 4,000 and 5,000 acres lying along the new Mt. Vernon Boulevard, between Alexandria and Mt. Vernon. A portion of the property fronts along the Potomac river.

The purchasing company proposes to spend a large sum in developing the property, which will be subdivided into small acreage tracts.

Development operations were put under way this week when ground was broken for a number of houses.

Real Estate Broker Reports Many Sales

A. S. Caywood, real estate broker, reports the following sales for the last few days: a sun parlor.

Two-story brick residence at 1803 Irving street northwest. Sold for Kennedy Brothers to Marguerite B. Venables, for \$7,500.

New brick residence at 436 Randolph street northwest. For A. C. Moses Co. to Harry P. Willey, for \$4,675.

Two-story frame residence at 1602 Rhode Island avenue northeast. For George W. Montgomery to Mary F. Fitch, for \$3,400.

Two-story brick dwelling and store at Seventh and Newton streets northwest (701 Newton), for D. J. Dunnigan, builder, to A. B. Lavizzo, for \$3,650.

2500 New Hampshire avenue northwest, sold in connection with New York Real Estate Brokers for Mary S. Murphy to Lavina and Maria Anna Giancoli, for \$3,800.

Two lots on I street between Tenth and Eleventh streets northeast, sold for J. B. Sanders to James C. Nealon for \$1,100.

Horace A. Dodge Buys California St. House

The residence property at 224 California street northwest, was acquired this week by Horace A. Dodge from Harry A. Bosa.

The house, which is of colonial brick with a green slate roof, has a frontage of twenty-five feet. There are twelve large rooms, three baths, a sleeping porch and a sun parlor.

The consideration is reported to have been \$15,000. At the same time two lots on the south side of Lanier place northwest, between Ontario and Adams Mill roads, were transferred to Mr. Bosa. The lots have a frontage of twenty-seven feet and thirty-two feet and a depth of 142 feet.

The deal was consummated by Weaver Bros., real estate brokers.

Plan Improvement At Fifth and Taylor Sts.

M. L. Gottwald, builder, has purchased from A. J. Loffler a tract of land at Fifth and Taylor streets northwest, where he intends to erect five houses at an early date. The property has a frontage of 81 feet in Taylor and 110 feet in Fifth street.

The houses will be of colonial design, with six rooms and baths and sleeping porches. They will range in price from \$2,250 to \$4,750. Ground will be broken for the operation within a fortnight.

New Row of Houses to Be Built on Irving Street

Ground will be broken within ten days for a row of houses to be erected on Irving street northeast, between Fifteenth and Sixteenth, Brookland. The property was recently acquired by the builder, J. A. Connor, from John L. Weaver, and comprises \$1,000 square feet.

It is planned to put up eight detached dwellings at an estimated cost of \$25,000. There will be five bungalows of five and six rooms each and three houses of six and eight rooms.

Remodeling Operations On at U. S. Savings Bank

Remodeling operations were begun this week on the United States Savings Bank, at Fourteenth and U streets northwest.

The building will be extended to include the adjoining store on U street. This addition will give an increase of about 30 per cent in floor space. New vaults will be installed, as well as new banking fixtures and a new heating plant.

Milburn, Heister & Co., architects, prepared the plans, and the contract was awarded to S. A. Gaskins & Sons, builders. It is estimated that approximately \$20,000 will be spent.

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